

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD MARCH 22, 1982

PRESENT:

Grant S. Nielson	Mayor and presiding
Don Bird	Councilmember
Don Dafoe	Councilmember
Max Bennett	Councilmember
Ruth Hansen	Councilmember
Willis Morrison	Councilmember
Vance Bishop	City Administrator

OTHERS PRESENT:

Dorothy Jeffery	City Recorder
Warren Peterson	City Attorney
John Quick	City Engineer
Pat Davies	City Clerk

Carl Sudbury	Raphael Mecham
John Wiser	Corrine Murray
Wanda Beckwith	Richard Wood

Mayor Grant Nielson called the meeting to order at 7:00 p.m.
Dorothy Jeffery acted as secretary.

The Mayor stated the meeting was a regularly called meeting and that notice of the time, place and agenda of the meeting had been posted at the principal office of the governing body and had been provided to the Millard County Chronicle, the Millard County Gazette and the local radio station KNAK, and to each member of the governing body by hand delivery of the Notice and Agenda two (2) days before to each of them.

MINUTES

Minutes of a Regular City Council meeting held March 15, 1982 were reviewed and corrections made. Councilmember Don Dafoe MOVED to accept the minutes as corrected. the motion was SECONDED by Councilmember Ruth Hansen. The motion carried unanimously.

ACCOUNTS PAYABLE

The accounts payable were read by City Recorder Dorothy Jeffery and reviewed by the Council. During a short discussion on the City budget, Mr. Bishop informed the Council that some of the departments were running over budget limits but the City as a whole is still operating in the black. Councilman Max Bennett MOVED to pay the items on the accounts payable list. Councilman Don Bird SECONDED the motion. The motion carried.

CONSIDERATION OF ZONE CHANGE

Mayor Nielson asked Mr. Bishop to review for the record the application for the aone change. Mr. Bishop stated that National Landmark Development Co. requested that Lots 2 and 3, Block 33, Delta Townsite Plat "A" bordered on the North

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by 200 South, the South by 300 South, the East by 450 West presently zoned R-2 be zoned R-4 to allow for single family up to multiple family dwellings. The Council asked representatives from National Landmark what the Planning Commission had recommended. They indicated that the Planning Commission had recommended approval of the zone change. There was discussion on the following points:

1. Adequacy of the sewer system.
2. Adequacy of the water system.
3. Previous approval of a conditional use permit to allow 36 units in that area.

Councilman Max Bennett MOVED to approve the zone change to R-4 on Lots 2 & 3, block 33. Councilmember Don Dafoe SECONDED the motion. The Mayor called for a roll call vote which was as follows:

Don Dafoe	Aye
Willis Morrison	No
Max Bennett	Aye
Ruth Hansen	No
Don Bird	Abstain

It was necessary for the Mayor to cast a vote to break the tie.

Mayor Nielson	Aye
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The motion carried to effect the zone change.

RESIDENCY REQUIREMENTS OF CITY EMPLOYEES

Mr. Bishop stated to the Council that a question as to residency requirements of city employees had arisen because a city employee had applied for a home loan outside the present City limits and the bank was uncertain about city policy concerning residency outside the city. The discussion covered problems of police officers living outside city limits, response time of the officers, cars owned by the city being taken from the city limits, the present city policy regarding residency of all employees and elected and appointed officials. It was the decision of the Council that the City Administrator study the issue and prepare a document setting out City policy to be presented for the consideration of the Council.

CONSIDERATION OF HIRING AN ADMINISTRATIVE INTERN

The City Administrator, Vance Bishop told the Council that the IPA has given preliminary approval for the expense of hiring an administrative intern to work with the city this summer. The council discussed with Mr. Bishop the problems of limited space in the city building which can be utilized for offices, the possibility of expanding in to other office space in the present building and the telephone system inadequacies. It was MOVED by Councilman Max Bennett that Vance Bishop pursue the hiring of an intern. Councilmember Ruth Hansen SECONDED the motion which carried unanimously.

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IRB'S - PENDRAY DEVELOPMENT

The Mayor declared a conflict of interest in this item of business and relinquished the chair. Max Bennett was nominated by Don Bird as Mayor Pro Tem in any items relating to the Pendray IRB issue including the signing of any legal documents. Councilmember Ruth Hansen SECONDED the motion which carried unanimously. Jim Pendray gave a summary of Pendrays financing and mentioned that First Security Bank would buy the IRB's after the preliminaries are finished. Mr. Warren Peterson explained Resolution #82-60 which gives final approval to issuance of said IRB's Councilman Willis Morrison MOVED to approve Resolution #82-60:

A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$700,000.00 PRINCIPAL AMOUNT OF INDUSTRIAL REVENUE BONDS OF DELTA CITY, STATE OF UTAH, FOR THE PURPOSE OF FINANCING THE ACQUISITION AND/OR CONSTRUCTION OF FACILITIES WHICH SHALL BE BUILDINGS, IMPROVEMENTS AND EQUIPMENT FOR USE AS ADDITIONAL MOTEL, RESTAURANT, COMMERCIAL AND PROFESSIONAL OFFICE BUILDINGS: AUTHORIZING THE EXECUTION OF A FINANCING AGREEMENT AND RELATED DOCUMENTS: PROVIDING FOR A NOTE OF PENDRAY PLAZA MOTEL PARTNERSHIP, A PLEDGE THEREOF AND OTHER TERMS FOR SECURITY OF SAID INDUSTRIAL REVENUE BONDS; PROVIDING FOR THE REMEDIES OF THE HOLDERS OF SAID INDUSTRIAL REVENUE BONDS, AND FOR THE RIGHTS AND DUTIES OF A TRUSTEE UNDER A TRUST INDENTURE; AND OTHERWISE APPROVING SUCH ACTIONS AS MAY BE NECESSARY FOR ISSUANCE OF SAID BONDS.

The motion was SECONDED by Councilman Don Dafoe. A roll call vote was taken.

Don Dafoe	Aye
Ruth Hansen	Aye
Don Bird	Aye
Willis Morrison	Aye

The motion carried unanimously. Mr. Bennett then relinquished the chair to Mayor Nielson.

Mr. Pendray told the Council that Pendrays development was proceeding according to plan. He mentioned that the theatres, bowling alley and the other buildings would be started now. Because of this development, 4th East will receive more traffic and asked for the Councils consideration for improvements on that street. There was discussion on who was responsible for street improvements, set back in a commercial area and a possible improvement district.

4th NORTH STREET

The City Council discussed problems with 4th North and other streets. John Quick has done a study on the feasibility of covering some of the drains in the City. He said that it would be possible to relocate the drain on 4th North. There was discussion on landowner participation on costs, forming an improvement district and the possibility of using the land for a public park. The council said that John Quick should complete the study so a decision could be made.

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OTHER BUSINESS

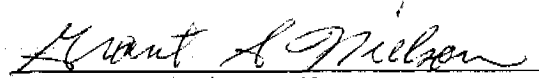
The following items were discussed:

1. Intent of annexation policy.
2. The subdivision ordinance.
3. Water dedication.

Councilman Max Bennett MOVED that Mr. Peterson make a language change in the annexation policy to make it the option of the City whether the 7% land requirement be paid in money or land. There was a SECOND from Councilman Don Dafoe which carried unanimously.

John Quick had 2 items, one was the Political Subdivision - Utility line agreement with the Utah Department of Transportation. The Mayor signed the document which was attested and signed by the City Recorder. Mr. Quick mentioned that there are some monies left from the water and sewer study that could be used to fund the rest of the drainage system in the city. It was brought to the attention of the Council that some well permits had been applied for in the vicinity of Delta. Councilman Morrison MOVED that the City Attorney protest any and all well applications within the relevant hydrologic area. Councilman Bird SECONDED and the motion carried.

Councilmember Hansen stated that PTA representative Iris Harris had spoken to her about getting a crosswalk for children going to the middle school. They also need "school zone" signs. There was discussion on problems with children walking in the street, the lack of sidewalks and the need for painted crosswalks. The Mayor said he would follow through and report back to the Council. There being no further business, Councilman Morrison MOVED to adjourn. The motion was seconded by Councilman Max Bennett. The meeting adjourned at 10:20 p.m.


Grant S. Nielson, Mayor


Dorothy Jeffery, City Recorder

MINUTES OF A PUBLIC BID OPENING HELD BY DELTA CITY COUNCIL AT THE MILLARD COUNTY SCHOOL DISTRICT OFFICES MARCY 29, 1982

PRESENT:

Grant S. Nielson
Don Bird
Ruth Hansen
Willis Morrison
Warren Peterson
Vance Bishop
John Quick
Neil Forster

Mayor
Councilman
Councilmember
Councilmember
City Attorney
City Administrator
City Engineer
Public Works Superintendent

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